

1. **Multi-disciplinary Healthcare Facility** - The development of the site should facilitate the development of a large scale multi-disciplinary healthcare facility. [The term "clinic" referred to in another recommendation is not a strong enough definition of the scale of facility desired. Many new multi-disciplinary healthcare facilities that include primary care, urgent care, surgery, sub-specialties, lab, etc are under construction in the Bay Area and the growing downtown of one of the nations largest cities should offer similar medical care options for its citizens
  2. **Zoning Public/Quasi Public** - Zoning at the site should remain public/quasi public healthcare. There is no compelling reason to build housing at the site and evidence to date points to few options or alternate sites in Central San Jose for large scale medical uses.
  3. **Zoning Historical Use** - The historical use of the site and value as a community asset should be strongly weighed in considering any zoning changes.
  4. **Long Term Planning** - Uses for the site should be considered based on long term planning (10 to 50 years) and possible insurance and healthcare reforms and not strictly on the current state of the market.
  5. **Demolition** - Building at the site could be reused for purposes other than hospital. In any event, demolition should be deferred until the next use at the site is approved by the City Council.
  6. **Land Value** - allow the remainder of the site to divert to uses consistent with the land use recommendations of the Stakeholder Advisory Committee. (mixed use residential and retail) only if the contribution of the property owner and other resources available are sufficient and in place to support the health care recommendations of the Stakeholder Advisory Committee.
  7. **Land Reservation for a Hospital on Site**- In addition to land required for a Primary/Urgent care facility, land should be set aside or reserved on Site for a future Hospital.
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8. **HCA Support for Primary/Urgent Care Clinic** – HCA should provide significant support (in land and/or capital costs) for a new/expanded primary/urgent care clinic serving downtown.
9. **Operating Partnerships** - The City should actively pursue partnerships with organizations such as The Health Trust to support ongoing operational costs associated with expanded primary/urgent care services downtown.
10. **Future Hospital Site** – If the process to identify a site(s) for future health and hospital services needed for downtown and north San Jose fails to identify and designate a viable hospital services site within two years then the City should designate 5 acres on one of the sites examined by the SAC as a holding site for a future downtown hospital.

The sites examined include:

- a. County Health Services Building and Adjacent properties
- b. Old City Hall “E” Parking Lot
- c. National Guard Armory
- d. County Building Parking Lot
- e. Industrial properties north of Taylor Street between 8<sup>th</sup> and 10th